



29 West Lancaster Avenue, Ardmore Commercial Historic District

25-15

HARB

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### Action:

Approval of the completion of the unapproved painting of brick facades, citing Secretary of the Interior's Standards 7, and 9, subject to confirmation to staff of the exact masonry paint product used, that the electrical conduit be painted to match, and that holes in the masonry be patched.

(UPDATE ON PENDING TEST WILL BE PROVIDED ON THE FINAL AGENDA)

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Work was stopped when the unapproved painting work was observed

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Work was stopped when the unapproved painting work was observed

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Work was stopped when the unapproved painting work was observed

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## Painting Brick

HARB typically does not recommend painting brick due to its irreversible physical change to the material. Some facades in the Historic District, including the nearby Junior League building, were painted prior to the creation of the District and repainted more recently to replicate a more accurate brick color.

HARB has worked with applicants proposing mural art projects, for example, to prevent this kind of material alteration, resulting in the installation of removable panels attached to brick walls rather than allowing paint to be applied directly to unpainted surfaces.

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## Additional HARB Comment

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This recommendation is being made based on the unique circumstances of this project and is not intended to set a precedent for allowing the painting of brick. While HARB does not generally approve painting unpainted masonry, other factors unique to the circumstances of this property were considered, including that the paint was applied to a later addition onto the original historic structure and that removing the paint would potentially have a negative impact on the physical fabric of the building.



**STAFF ONLY**

APPLICATION NUMBER:
HRI SURVEY #:
HARB MEETING DATE:

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B**

## HARB Certificate of Appropriateness Application For Work Involving a Property in a Local Historic District

**PROPERTY ADDRESS**

ADDRESS [STREET, CITY]:

**APPLICANT INFORMATION**

NAME: <input type="text" value="John Paul Makilya"/>	TELEPHONE #:	ALTERNATE #:
ADDRESS: <input type="text"/>	<input type="text"/>	<input type="text"/>
	EMAIL: <input type="text"/>	
	ZIP/POSTAL CODE: <input type="text"/>	

APPLICANT'S CAPACITY:  OWNER  ARCHITECT  ATTORNEY  CONTRACTOR  OTHER:

**OWNER INFORMATION [IF DIFFERENT FROM ABOVE]**

NAME[S]: <input type="text" value="Calpan LLC"/>	TELEPHONE #:	ALTERNATE #:
ADDRESS: <input type="text"/>	<input type="text"/>	<input type="text"/>
	EMAIL: <input type="text"/>	
	ZIP/POSTAL CODE: <input type="text"/>	

**PROPERTY INFORMATION**

NAME OF BUSINESS [IF APPLICABLE]:

CURRENT USE:  PROPOSED USE:

**PROJECT DESCRIPTION [CHECK ALL THAT APPLY]**

- ADAPTIVE REUSE  
  ADDITION  
  ALTERATION  
  DEMOLITION  
  NEW CONSTRUCTION  
 REPAIR  
  REPLACEMENT  
  PAINTING  
  OTHER (IDENTIFY)

ARCHITECTURAL FEATURES	MASONRY/ BRICKWORK	SIDING	TRIM	ROOF	DORMER/CUPOLA	CHIMNEY	GUTTER/DOWNSPOUT	EAVE CORNICE/SOFFIT	WINDOW/SCREEN/ STORM/SHUTTER	DOOR/SCREEN/STORM	PORCH/DECK/ STOOP/ STAIR	PORCH ROOF	PORCH OR DECK RAILING/BALLUSTER	STOREFRONT	SIGN	AWNING	FENCE/WALL/GATE	OTHER STRUCTURE
REPAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REPLACE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REMOVE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**CONTINUED**

**PROJECT DESCRIPTION** USE ADDITIONAL PAGES AS NECESSARY TO DESCRIBE ALL OF THE WORK PROPOSED. PLEASE REFER TO THE CHECKLIST WITHIN THIS APPLICATION FOR ADDITIONAL SUBMISSION REQUIREMENTS.

BARIZI, a home decor and gifts retailer, is looking to open up a storefront in Ardmore, PA.

Our team seeks to complete the painting of the brick first floor facade as per HARB's June 2025 vote of 4-3 to allow the work to continue.

Note: Please include all information requested in the application checklist. Work cannot commence until a Certificate of Appropriateness, necessary building permits, and any zoning relief have been issued.

PROPOSED START DATE:

**PRESERVATION OF HISTORIC CHARACTER** WHAT STEPS WILL BE TAKEN AS PART OF THE SCOPE OF THIS WORK TO PRESERVE YOUR BUILDING'S HISTORIC CHARACTER AND THAT OF THE SURROUNDING DISTRICT?

BARIZI is engaging Philadelphia House Painting, a painting and masonry company that provides house painting and historical preservation in the Philadelphia and Main Line area. The team has experience with the painting, masonry and carpentry techniques required to revivify and store the historical character of local area buildings.

See more here: <https://www.philadelphiahousepainting.com/>

**OTHER INFORMATION THE HARB SHOULD CONSIDER WHEN REVIEWING THIS APPLICATION**

**SIGNATURES**

APPLICANT:  DATE:

OWNER [IF DIFFERENT]:  DATE:

Note: This completed application, along with all required materials, must be submitted via original printed copy, email, or other electronic means to the Department of Building & Planning a minimum of ten (10) calendar days prior to the next HARB meeting for consideration.

In lieu of a signature, the owner can issue a letter stating agreement with the application and further agrees to be bound by any conditions imposed by the granting of the Certificate of Appropriateness.

*Revised 10/2023*



# Preliminary Consultant Review

Compiled by Carol Quigley, Senior Designer / Project Manager Frens & Frens Studio, Patterhn Ives LLC

## 25-15

### **29 West Lancaster Avenue, Ardmore Historic District**

**Applicant / Owner: John Paul Makilya**

**Application Type: Commercial**

**Project Summary: The applicant proposes to complete a coating application on the brick one-story storefront addition to the historic resource that was begun without review or approval by the HARB.**

#### **Comments:**

- The subject structure is a 1953 one-story addition to the front façade of a 3-story historic (c. 1880) building along Lancaster Avenue. The one-story addition is constructed of 20<sup>th</sup> century brick presumably intended to blend in with the historic red brick of the 3-story original resource and included 2 entrance doors and a wide single light storefront window.
- In May, as part of limited alterations to the first floor, the applicant started to apply an opaque coating to the first-floor addition and was told to stop the process when the work was discovered by Township staff because painting of unpainted brick masonry is not considered regular maintenance, requires HARB review and is not typically deemed appropriate within the Ardmore Historic District.
- Red brick was the primary façade material of the Ardmore Historic District and was typically presented with its natural red clay finish. Continuing that aesthetic is most appropriate within the Ardmore Historic District. Further, applying coatings to brick masonry has the potential to negatively impact the performance of the exterior envelope and can lead to trapped moisture which can then cause damage to the mortar, the brick and / or interior finishes over the long term. For these multi-faceted reasons, application of a coating on historic red brick is rarely deemed appropriate within the Ardmore Historic District. Conversely, coating of historic brick masonry can also be recommended as a means of appropriate preservation when the original fired brick face has been damaged or deteriorated and allows excessive moisture into the wall assembly.
- If the applicant had proposed to apply a coating to the brick façade in question, we would have recommended against such an application. The applicant has stated that the coating applied was the Sherwin Williams Loxon Masonry Primer / Sealer and the Loxon LP Masonry Coating. The Sherwin Williams representative consulted regarding the appropriateness of these products for brick masonry stated that the products are appropriate for brick, and that they allow the brick to “breathe”. Accordingly, the concerns with the applications should be limited to the appropriateness of the application within the Historic District.
- With the coating half-complete, two options are now present: 1) remove the coating that has been applied or 2) complete the coating that has been applied. Every application that the HARB considers is unique and

the pros and cons of the two options should be considered and weighed prior to recommendation by the HARB. The two options are considered in detail below.

- Option 1: Complete the coating of the first-floor wall areas with the full agreement and understanding that this is a unique situation and does not reflect a precedent to be followed in the future or any change in the HARB's typical recommendations AGAINST coating unpainted brick.
  - Cons: The continuation of this work will provide another visual example of a painted façade in the historic district and regardless of any statement about not setting any precedent, it will be viewed daily by passersby who may get the impression that painted brick is acceptable.
  - Pros: The 1953 addition which has a variety of light mortars will be given a uniform reddish tone with the application of the coating which will be more consistent with the uniform reddish tones of the historic 3-story volume that is pointed with a darker mortar; this end result is consistent with the applicant's stated intention for the coating and the harmonious relationship between the two wall surface areas is consistent with the goal of harmonious architectural details in the Historic District.
  
- Option 2: Strip the recently applied coating from the brick masonry.
  - Cons: Removing coatings from brick masonry is not always an easy process and is not always successful, though removal in this instance may be easier due to its recent application. A chemical stripper product is recommended in lieu of aggressive power-washing though some combination of the two may be required for a successful result. The mortar joints will be the most difficult areas to remove the coating, though if some is left on the mortar, the more uniform appearance as noted as "pro" for option 1 may be achieved.
  - Pros: Through successful removal, work completed without approval will be appropriately returned to its pre-existing condition and no additional misunderstanding regarding the appropriateness of coating brick masonry will result from this location.
  
- Given the additional information regarding the existing coating from the applicant and consultation with Sherwin Williams technical rep, we recommend that the applicant test a small area (2 SF) of paint removal at the west façade of the brick addition with an appropriate paint stripper product to determine its success. If a reasonable effort (2 applications of paint stripper would be reasonable given the 1-2 coatings present) yields success without damage to the brick face or mortar joints, we recommend that all of the coating be removed following this process. If a more aggressive effort would be required to remove the coating to a satisfactory degree, we recommend abandoning the removal effort and proceeding with the completion of the coating on the balance of the façade, to avoid any potential damage to the brick face or mortar that could result from further and more aggressive attempts at paint removal.
- Regardless of the final motion by the HARB relative to the coating on the brick, the applicant should be requested to paint the existing white exterior conduit red to diminish its visual impact on the façade in question and also to patch the numerous previous fastener locations either prior to completion of the coating or after removal of the coating.

**Given the numerous considerations noted above, we would ultimately recommend approval of this application in accordance with Standards 7 and 9.**